DUPLICATE

16 JUN 2025

DATED THIS DAY OF JUNE 2025

TENANCY AGREEMENT

BETWEEN

PERBADANAN PENGURUSAN ORION KONDOMINIUM
[Registration No:PTG/WP.20/1/2448]
"The Landlord"

AND

QUANTUM NEXUS PLT
[Registration No:202404001791 (LLP0039283-LGN)]
"The Tenant"

Messrs Lazaroo & Associates
Advocates & Solicitors
A-1101, Kelana D Putera,
No. 19, Jalan SS 7/26, Kelana Indah,
47301 Petaling Jaya,Selangor Darul Ehsan
Telephone: 016-6978712
Facsimile: 03-7805 4652
[Ref: LAZ.656-01.25.Orion.TA.QNPLT.2025-2027]

KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
MENARA HASIL
PERSIARAN RIMBA PERMAI
CYBER 8, 63000 CYBERJAYA
SELANGOR DARUL EHSAN

LHDN MALAYSIA

SIJIL SETEM

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method*	FPX TRANSACTIONS
No. Adjudikasi *Adjudication No.*	L01G2841B3XB016 (SALINAN 1/1)
Jenis Surat Cara *Type Of Instrument*	PERJANJIAN SEWA SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument*	16/06/2025
Balasan *Consideration*	RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
PERBADANAN PENGURUSAN ORION KONDOMINIUM, (PTG/WP.20/1/2448)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
QUANTUM NEXUS PLT, (LLP0039283-LGN, 202404001791)

Butiran Harta / Suratcara *Property / Instrument Description*
UNIT GC-1, GROUND FLOOR THE ORION CONDOMINIUM NO.149, JALAN TUN RAZAK , KUALA LUMPUR 50400, WILAYAH PERSEKUTUAN KUALA LUMPUR

LHDN MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem *Stamp Certificate No.*	B0996A251020281
Tarikh Penyeteman *Date of Stamping*	17/06/2025
Duti Setem Dikenakan *Amount of Stamp Duty*	RM 10.00
Penalti *Penalty*	RM 0.00
Pelarasan *Adjustment*	RM 0.00
Jumlah Dibayar *Total Amount Paid*	RM 10.00
Indorsemen *Indorsement (Akta Setem 1949)*	Seksyen 12

LEMBAGA HASIL DALAM NEGERI LHDN MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No. :* KK/BSKK/10/600-2/1/2(60)

Tarikh Cetak *Printed Date :* ***17/06/2025 02:16:40***

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app
Ini adalah cetakan komputer dan tidak perlu ditandatangani
This is a computer generated printout and no signature is required

--- tamat/end ---

THIS AGREEMENT is made the day and year stated in **Section 1** of the Schedule hereto between:-

PERBADANAN PENGURUSAN ORION KONDOMINIUM
of No.149, Jalan Tun Razak, 50400. Kuala Lumpur
(hereinafter referred to as "**the Landlord**") of the one part

AND

QUANTUM NEXUS PLT
of S-12-8, Bistari Condominum, Jalan 1/64D, Off Jalan Putra Chow Kit, 50350,Kuala Lumpur W.Persekutuan (KL)
(hereinafter referred to as "**the Tenant**") of the other part.

NOW THIS AGREEMENT WITNESS as follows:-

DEFINITIONS

1. The "Demised Premise" means all that Unit which area and description is provided in **Section 5** of the Schedule hereto in this Agreement.

2. "Tenant" means the party whose description is as stated in **Section 2** of the Schedule hereto.

3. Words applicable to natural persons include any body of persons, company, corporation, firm or partnership corporate or unincorporated and vice versa. Words importing the masculine gender shall include the feminine and neuter genders and vice versa. Words importing the singular number shall include the plural number and vice versa. Where two or more persons or parties are included or comprised in any expression, agreements, covenants, terms, stipulations and undertakings expressed to be made to such persons or parties shall, unless expressly stated to the contrary, be enforceable by them jointly and severally and agreements, covenants, terms, stipulations and undertakings expressed to be made by or on the part of such persons or parties shall be deemed to be made by and binding upon such persons or parties jointly and severally. All references to agreements or documents include (where appropriate and applicable) such agreements or documents as amended, extended, supplemented, reconstituted or novated.

4. The Landlord is the registered and/or beneficial owner of the said Unit.

AS IS WHERE IS BASIS

5. The Tenant declares that it has inspected the Demised Premise upon handing over of the Demised Premise and has agreed to take a tenancy of the Demised Premise in its present state and condition, on a strictly "as is where is" basis, subject to the terms and conditions stated in this Agreement.

DEMISED PREMISE

6. It is hereby declared, understood and agreed that the position of the Demised Premise and the measurement, boundaries and area of the Demised Premise as represented are believed but are not guaranteed to be correct.

7. In the event the area of the Demised Premise stated herein shall be different from the actual area thereof, such discrepancy shall not affect the tenancy hereby created nor shall the Tenant be entitled to vitiate the tenancy hereby created.

TERM, COMMENCEMENT AND RENTAL

8. The Landlord hereby lets to the Tenant and the Tenant hereby takes from the Landlord a tenancy of the Demised Premise together with the use and enjoyment thereto for the period as provided in **Section 9** of the Schedule hereto and commencing on the date as provided in **Section 3** of the Schedule hereto at the rent per month as provided in **Section 6** of the Schedule hereto, such rent to be payable monthly in advance on the 7th day of each calendar month subject to the terms and conditions hereinafter contained and commencing on the date as provided in **Section 4** of the Schedule hereto.

DEPOSITS

9. Immediately upon the execution of this Agreement, the Tenant shall pay to the Landlord the sum as provided in **Section 7(a)** of the Schedule hereto as security for the observance and performance by the Tenant of the covenants, terms and stipulations hereinafter contained. The Security Deposit shall be maintained at the aforesaid amount during the term hereby created and shall under no circumstances be treated as rent.

10. The Tenant shall pay to the Landlord a deposit in the sum as provided in **Section 7(b)** of the Schedule hereto in respect of water, electricity, quit rent, assessment and other utilities to the Demised Premise ("Utility Deposit").

11. In the event the Tenant fails, neglects and/or refuses to restore the Demised Premise to its original state and condition prior to the Tenant yielding or returning vacant possession of the Demised Premise to the Landlord, the Landlord shall be at liberty without prejudice to such Landlord's claim against the Tenant which is not sufficiently covered by the Security Deposit, to utilise all or such portion of the Utilities Deposit as may be necessary to affect the restoration of the Demised Premise. The balance thereof, if any, shall be refunded by the Landlord to the Tenant without interest upon the restoration of the Demised Premise, less whatever sum or sums of money which were required to effect the restoration of the Demised Premise and without prejudice to any other claims which the Landlord may have against the Tenant under the terms hereof.

12. The Deposits shall be maintained at the figures herein provided and shall not be deemed to be or treated as payment of Rent, set-off or payment towards any arrears of payment due from the Tenant to the Landlord.

13. The respective deposits paid shall be security to be applied by the Landlord in the event of breach by the Tenant of the terms and conditions herein.

14. The respective deposits in the possession of the Landlord will be forfeited and appropriated interchangeably at the discretion of the Landlord against any and all money due from the Tenant pursuant to the terms and conditions herein. Upon a breach by the Tenant of any term of this Agreement, the Deposits may, notwithstanding any other provision in this Agreement, be forfeited to the Landlord as liquidated damages in the Landlord's absolute discretion and without prejudice to any

other rights or remedies which the Landlord may be entitled to in law and/or under the provisions of this Agreement.

15. Without prejudice to any other rights of the Landlord under this Agreement or at law, if the Tenant commits a breach of any provisions of this Agreement, (including but not limited to the non-payment of rental by the Tenant to the Landlord), the Landlord shall be entitled to set-off the loss or expenses of the Landlord occasioned by such breach from the Deposits and thereupon the Tenant shall at the request of the Landlord, deposit with the Landlord within seven (7) days from the date of the Landlord's request, an amount equivalent to such sum as may be set-off by the Landlord from the Deposit. Any appropriation by the Landlord shall not be construed as a waiver by the Landlord of the Tenant's breach and shall not prejudice any other rights of the Landlord arising from such breach.

16. The Deposits shall be refunded by the Landlord to the Tenant within one week after the end of the term of tenancy hereby created without interest and less any sum which may have fallen due to the Landlord in respect of any breach or breaches of the terms and conditions herein and/or fallen due to the proper authorities in respect of Utilities used and/or consumed by the Tenant PROVIDED ALWAYS that any deposits collected by the Landlord pursuant to the terms and conditions herein shall not prejudice the Landlord's right to seek recovery against the Tenant for all sums, expenses, damages and/or costs incurred by the Landlord but not sufficiently covered by such Deposits.

TENANT'S COVENANTS

17. The Tenant will duly and punctually pay to the Landlord the rent hereby reserved, the Deposits and all other sums payable under this Agreement and or in respect of the Demised Premise on the days and in the manner aforesaid. The monthly rental must be paid in advance on the 7th day of each and every month. Payment of the monthly rental is strictly required to be made via crediting the monthly rental by online transfer into the Landlord's Maybank Account No 564098206768. All bank charges if any pertaining to this specific payment arrangement are to borne by the Tenant solely.

18. The Tenant will promptly pay to the relevant authorities and/or statutory bodies and/or service providers all deposits and charges incurred by the Tenant in respect of electricity, water and all other amenities supplied to the Demised Premise and for the installation and use of any telephone and other telecommunication facilities therein PROVIDED ALWAYS that in the event the Tenant fails, neglects and/or refuses to make the payments as aforesaid the Landlord will be entitled without prejudice to any other remedy as may be available to the Landlord, to disconnect or cause to be disconnected and/or discontinue the supply of the utility concerned with prior written notice to the Tenant in which event the Landlord will not be liable in any manner whatsoever for the consequences of such action to the Tenant's usage of the Demised Premise.

19. In addition and without prejudice to the rights and remedies of the Landlord as aforesaid the Landlord will be entitled forthwith upon the determination of this tenancy or the sooner termination thereof and the Tenant failing to vacate the Demised Premise as aforesaid, to remove all the Tenant's goods, possessions, moveable property and chattels from the Demised Premise and thereafter to secure the Demised Premise. The Landlord will not be responsible and/or liable in any manner whatsoever to the Tenant for the consequences of such action.

20. The Landlord agrees to promptly pay to the relevant authorities all the Quit Rent charges and Assessment Rates of the Demised Premise throughout the term herein.

21. The Tenant will keep the Demised Premise in good, tenantable and clean condition and forthwith repair any damaged part of the Demised Premise and further if any damage or injury is caused to the Landlord or any person whomsoever directly or indirectly through the said damaged part of the Demised Premise, the Tenant will be wholly responsible and shall indemnify and keep the Landlord indemnified against all actions, proceedings, claims, costs, charges, expenses, demands and prosecutions whatsoever made upon, suffered by or instituted against the Landlord by any person or authority in respect thereof.

22. The Tenant will promptly keep the Landlord informed of any accident or defect or damage of a material nature that may occur to the Demised Premise or to any other property or of any injury to any person or of any material defects or other facilities and to keep the Landlord informed of any circumstances likely to be or cause any danger risk or hazard to the Demised Premise or to any other property or person therein. The Tenant further agrees that if any damage or injury is caused to the Landlord or to any person whomsoever directly or indirectly through any defective or damaged condition of any part of the Demised Premise or by any act, default, negligence or omission on the part of the Tenant or the employees, agents, licensees or contractors of the Tenant, the Tenant will be wholly responsible and shall make good the same by payment or otherwise and will at all times indemnify and keep indemnified the Landlord against all actions, proceedings, claims, costs, charges, expenses, demands and prosecutions whatsoever made upon or instituted against the Landlord by any person, entity or authority.

23. In the event the Tenant fails to comply with any of the covenants, the Landlord will be entitled to but is not obliged to take such remedial steps as it shall think fit to rectify the defect or damage, the cost of which shall be wholly borne by the Tenant.

24. The Tenant will permit the Landlord, its agents, workmen and/or contractors to enter upon the Demised Premise to lay and fix in and lead through the Demised Premise all such wires, cables, ducts and/or pipes, as the Landlord may from time to time be required to lay and fix in and led through the Demised Premise for the general purpose of the said Demised Premise or otherwise and also to permit the Landlord and its agents, workmen and/or contractors to enter upon the Demised Premise for the general purposes of repairing, removing and/or replacing all or any of the said wires, cables, ducts and pipes PROVIDED ALWAYS THAT the Landlord shall except in the case of extreme urgency, for the purpose of protecting the safety of the Demised Premise only carry out such work after having given to the Tenant reasonable written notice of the intention of the Landlord and its agents, workmen and/or contractors and shall be accompanied by a representative of the Tenant.

25. The Tenant will at all times observe and comply with all conditions and covenants binding upon the Demised Premise and the Tenant will not do or omit or suffer to be done or omit any act, matter or thing in or in respect of the Demised Premise which contravenes any of the provisions hereafter affecting the same and will at all times hereafter indemnify and keep indemnified the Landlord against all actions, proceedings, costs, expenses, claims and demands whatsoever in respect of any such act, matter or thing done, or omitted to be done, in contravention of any of the said conditions, covenants and provisions.

26. The Tenant will use the Demised Premise for the purpose as specified in **Section 8** of the Schedule hereto and will not carry on or permit or suffer to be carried on upon any part of the Demised Premise any other business of any nature. A breach of this covenant will be regarded as a fundamental breach of this Agreement.

27. The Tenant will not do or permit to be done upon the Demised Premise anything which may be a nuisance or annoyance to or in anyway interfere with the quiet and comfort of the other occupants of adjoining premises or the general public. The Tenant will not block up, darken, obstruct or obscure light to the common area of the condominium or the occupants of the adjoining premises.

28. The Tenant will ensure that the vehicles belonging to the Tenant, its servants, agents, customers, invitees, licensees and/or visitors will at all times be parked at the spaces specifically designated for the purpose of parking and the Tenant will be wholly responsible and liable for any loss or damage of any vehicles parked and/or of any articles kept or left in the said vehicles.

29. Notwithstanding anything to the contrary herein contained the Tenant hereby covenants, undertakes and agrees with the Landlord not to use or permit or suffer the use of the Demised Premise or any part thereof for:-

[1] any business, trades and/or activities which emit, accumulate and/or disseminate or may emit, accumulate and/or disseminate any unpleasant odour, fumes or which generate or accumulate dirt, oil spillage or generate excessive noise or cause nuisance to the general public and the neighbouring occupiers;
[2] any business, trade dealing and/or activities with substances and things of an explosive or dangerous or inflammable character and/or their by-products;
[3] a place for public or private auction;
[4] a funeral parlour or any business of trades in connection with the supply of items or services for funeral and other funeral related occasions;
[5] any business or trade in connection with or related to the supernatural and/or the occult;
[6] the setting up of places of worship and prayer in respect of any cult, religion or supernatural beliefs;
[7] any religious or political activity;
[8] pinball, billiard saloons and/or snooker parlours;
[9] massage parlours or any related activities;
[10] any form of social escort agency or related activities;
[11] any immoral, improper, offensive and/or unlawful activities including without limitation to operation of brothels;
[12] for the manufacture, distribution, sale by wholesale or storage of liquor;
[13] for the conduct of any activity other than stated in **Section 8** of the Schedule;
[14] for the conduct of any trade which is contrary to any law, by-law, statute, regulation, conditions, gazette, prohibitions and/or directives in force and/or contrary to the category of use of the Demised Premise;
[15] any trade by the Tenant in pirated or imitation products and/or
[16] any business, trade or activities involving money-laundering and/or undocumented migrant workers.

30. The Tenant will be solely and wholly liable and responsible for complying with all the relevant Rules, Regulations, Laws, By-laws, Gazettes, Orders, Prohibitions, Directives and/or Restrictions of the relevant authorities and statutory bodies in respect of the Tenant's usage of the Demised Premise and the Tenant will indemnify and keep the Landlord indemnified against all actions, proceedings, claims, costs, charges, expenses, demands, litigation and/or prosecutions whatsoever made upon, suffered by or instituted against the Landlord by any person, party, entity or authority in respect thereof including the Landlord's legal costs, expenses and fees on a Solicitor-Client basis.

31. The Tenant will not store or bring into or permit to be stored or brought into the Demised Premise any arms, ammunition, unlawful goods, illegal substances, gunpowder, saltpeter, kerosene and/or any explosive or combustible substance and/or any goods which are of a noxious and/or hazardous nature.

32. The Tenant will not allow the Demised Premise or any part thereof to be used for the carrying on of any activity which causes the accumulation of dirt, waste, rubbish or debris of any sort in or outside the Demised Premise or which causes an unreasonable amount of odour or noise or which is undesirable or unsuitable for the Demised Premise or for the common area or the other occupiers of adjoining premises and not to place or leave in the entrance or surrounding areas of the Demised Premise any waste material or rubbish or otherwise encumber the same.

33. The Tenant will not use the Demised Premise or any part thereof for any purposes whatsoever which might adversely affect the interests of the Landlord and the Tenant will observe such restrictions of use of the Demised Premise.

34. The Tenant will at all times upkeep and maintain the front and entrance of the Demised Premise to a satisfactory standard.

35. The Tenant will permit the Landlord, its agents, workmen and/or contractors at all reasonable times to enter upon and view the condition of the Demised Premise Provided Always that the Landlord shall give to the Tenant prior written notice of the intention of the Landlord, its agents, workmen or contractors to enter upon the Demised Premise for the aforesaid purpose.

36. The Tenant will not carry out any renovation, construction, alteration, erection, building and/or extension works on the Demised Premise without first having obtained the written consent of the relevant Authorities and the Landlord.

37. The Tenant will repair and maintain the Demised Premise, at all material times.

38. The Tenant will not sublet or otherwise part with possession or assign, transfer or otherwise deal with or dispose of the whole or any part of the Demised Premise, parting with the Tenancy herein created in any manner whatsoever.

39. The Tenant will not in any way obstruct any such walkway, path, road, pavement, passageways, walkways, common area or cause congestion and inconvenience to the general public or the occupiers of the adjoining premises.

40. The Tenant will not permit any vehicles belonging to it or any person(s) visiting or calling on the Demised Premise with the authority of the Tenant, to be parked in such a manner as to obstruct any such road, pavement, passageways, walkways or cause

congestion and inconvenience to the general public or the occupiers of the adjoining premises.

41. The Tenant will take all reasonable steps to remove boxes, goods, items, rubbish, packaging and/or any form of waste in a proper manner to avoid pollution and will keep the Demised Premise in a clean and sanitary condition.

42. The Tenant will not use the Demised Premise for any illegal, unlawful or immoral purpose and will at all times during the term hereby created observe and comply with all such requirements as may be imposed on the occupiers of the Demised Premise by any Ordinance or Act of Parliament now or hereafter in force and any orders, rules, regulations, requirements, restrictions, prohibitions, directives and/or notices thereunder. The Tenant will indemnify and keep indemnified the Landlord against all actions, proceedings, claims, costs, litigation, prosecutions, expenses, loss, damage and costs including costs on a Solicitor-Client basis, arising from any failure, refusal and/or neglect by the Tenant, to comply thereto.

43. The Tenant will obtain and maintain at its own cost and expense from the relevant authorities all the necessary approvals, licenses, permits, registration (including trade name) and other consents for the conduct of the Tenant's activities (where applicable) and the Tenant will not commence any such activities until and after such necessary approvals, licenses, permits, registrations and consents have been duly obtained. The Tenant will comply with any and all rules, regulations, laws, by-laws, orders, directions, prohibitions and directives of all governmental and/or quasi-governmental authorities in it use, enjoyment and occupation of the Demised Premise and further shall indemnify and keep the Landlord indemnified against all actions, proceedings, claims, costs, charges, expenses, demands, litigation, loss, damages, costs on a Solicitor-Client basis and prosecutions whatsoever made upon, suffered by and/or instituted against the Landlord by any person, party, entity or authority in respect of the Tenant's breach or failure to comply with this clause.

44. The Tenant will comply with the statutory provisions for the health, safety and welfare of all persons employed by the Tenant (if any) to work in the Demised Premise, laid down by any law in force and any regulations thereunder for the time being in force, including but not limited to ensuring the persons employed are sufficiently insured and have the necessary permits to be employed legally.

45. The Tenant will be responsible to insure the Tenant's own property against fire, property damage and consequential loss on the Demised Premise and for public liability insurance (if applicable) and such insurance must remain valid throughout the term hereby created. It is expressly understood and agreed that the Landlord will not be a party or privy to or associated with or liable for any such loss, claims, demands, suits, litigation, damage, negligence and/or liabilities that may arise in the event the Tenant fails to comply with this term and the Tenant will further indemnify the Landlord against any loss, claims, demands, suits, litigation, damage, negligence and/or liabilities whatsoever and howsoever caused or arising in the event the Landlord suffers any loss or damage or is made a party to any legal suit or is implicated in any manner, including costs on a Solicitor-Client basis.

46. From the date of the commencement of the term hereby created, all maintenance, repairs and replacements in or to the Demised Premise including but not limited to maintenance and repairs and all plumbing and sewerage, if any, within the Demised

Premise or belonging to the Tenant and serving only the Demised Premise, will be performed by the Tenant at the sole cost and expense of the Tenants.

47. The Tenant will be responsible for and shall indemnify the Landlord against all damage howsoever caused or occasioned to the Demised Premise or any adjacent or neighboring premises by any act, default, mischief or negligence of the Tenant or its employees, servants, contractors, visitors, agents, invitees and/or licensees and against all and every loss and damage whatsoever and howsoever caused, incurred or sustained by the Landlord as a consequence of any breach, non-observance or non-performance of any of the Tenant's covenants herein this Agreement contained and shall save harmless and indemnify the Landlord from and against all actions, demands, claims, liabilities, costs, loss, damage, litigation, prosecution and expenses thereby arising including costs on a Solicitor-Client basis. In the event that any part of the Demised Premise is damaged, the Tenant will forthwith notify the Landlord of such damage in writing.

48. At any time within 3 calendar months immediately preceding the determination of the term hereby created (whether by the effluxion of time or term) and where the Tenant has informed the Landlord in writing that the Tenant is not desirous of creating a further term of tenancy of the Demised Premise with mutually agreed terms and conditions, the Tenant will permit intending prospective Tenants or agents with written authority from the Landlord, at all reasonable times to enter and view the Demised Premise and permit the fixing of notices of the pending vacancy of the Demised Premise to the public.

49. The Tenant will, at the expiration or sooner determination of this term hereby created, and subject to **Section 50** peaceably surrender and yield up unto the Landlord the whole Demised Premise in good and substantial order and condition in all respects [having regard to its condition at the commencement of this Agreement] and clean and free from rubbish. The Tenant will, prior to the expiration or termination of this Agreement remove all the Tenant's fixtures, fittings, possession, equipment, goods, vehicles and chattels from the Demised Premise and the Tenant will provide to the Landlord 14 days notice in writing of his intention to commence such removal. If the Tenant fails to observe this covenant, the Landlord shall carry out all necessary works and repairs to remove the Tenant's possessions left behind on the Demised Premise and restore the Demised Premise to a state and condition acceptable to the Landlord and the entire costs incurred thereby will be deducted from the Deposits. Should the Deposits be inadequate for this purpose, the Tenant must pay to the Landlord, on demand, all sums incurred by the Landlord that are due and owing under this Clause. In the event such restoration is not completed upon the expiry of the term of tenancy, the Tenant will pay to the Landlord the pro-rated rent for such extra days taken at the monthly rental thereto.

50. If the Tenant on the determination of the tenancy fails to yield and vacate the Demised Premise, the Tenant must pay to the Landlord as agreed liquidated damages, a sum equivalent to double the prevailing rental for each day's delay thereto without prejudice to the Landlord's right to evict the Tenant or to take proceedings to enforce the other rights of the Landlord contained in this Agreement.

51. The Tenant will not cause or permit or suffer to be caused any blockage or stoppage to the drains, pipes, drainage or sewage system in and around the Demised Premise and if caused by the Tenant, its servants, agents, invitees, employees, licensees or

contractors, the Tenant must at the Landlord's written request, remedy such blockage or stoppage forthwith, failing which the Landlord will be entitled to enter the Demised Premise if necessary, to remedy such blockage or stoppage, whereupon the entire costs and expenses incurred shall be a debt due from the Tenant to the Landlord payable on demand and be recoverable by legal action.

52. The Tenant is strictly prohibited from keeping or bringing in any animals on the Demised Premise, including but not limited to dogs and cats.

53. The Tenant will be solely and wholly responsible for the security of the Demised Premise and for the proper securing of the boundaries and entry and exit points of the Demised Premise and will be solely and wholly responsible for the safe keeping of all the Tenant's goods, items, chattels, vehicles, fixtures and fittings therein at all times.

54. The Tenant will not without the consent in writing from the Landlord, install any partitioning, structure, equipment and/or other installations unless the same are approved by the Landlord and where necessary, by the Appropriate Authorities and any such installation shall be at the Tenant's sole cost and expense. All such approved partitioning, structure, equipment and/or other installations brought upon the Demised Premise by the Tenant will remain the property of the Tenant who will at all times be responsible for the same including the demolishing or removal of the same upon the determination of the term hereby created. In the event the same is not so demolished or removed as aforesaid, the Tenant will indemnify and keep indemnified the Landlord in respect of all demolishing and removal costs, claims, demands, actions, costs including costs on a Solicitor-Client basis, judgments, litigation, prosecution and all forms of expenses which the Landlord may suffer or incur at the suit of any person, authorities, parties and/or bodies claiming an interest in the same, by reason of the Landlord acting in any manner above mentioned.

55. The Landlord, its servants, agents, successors and contractors will have the right at its sole discretion from time to time to enter in to the Demised Premise for the purpose of carrying out inspections, repairs or maintenance PROVIDED the same shall not unreasonably prevent or unreasonably interfere with the use and/or enjoyment by the Tenant of the Demised Premise save where the circumstances render it necessary.

56. The Landlord, its assigns, heirs, agents and contractors reserve the easements, licenses, rights and privileges of a right-of-way in, through, on, over, under and across the Demised Premise for the purpose of carrying out repair works at its sole discretion and towards this end, reserves the right to grant and reserve easements and right-of-way in, through, on, over, under and across the Demised Premise for the installation, maintenance, inspection and repair of lines and appurtenant for private use, water, sewer, drainage, cable television and other utilities and for any other materials or services necessary and further reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cables, sewers and drainage lines which may from time to time be laid in or along the streets and roads or other areas adjacent to the Demised Premise.

QUIET ENJOYMENT

57. That the Tenant upon paying the rent hereby reserved punctually and observing and performing the covenants, terms and conditions on its part herein contained, the Landlord will permit the Tenant to quietly enjoy the Demised Premise during the term hereby created without any interruption from the Landlord.

LANDLORD TO PAY QUIT RENT AND ASSESSMENT RATES

58. The Landlord will during the term hereby created, promptly pay and discharge all quit rent and assessment rates payable in respect of the Demised Premise.

EVENTS OF DEFAULT

59. Notwithstanding anything to the contrary herein contained, upon the occurrence of any one or more of the following:-

[1] if the said rent or any part thereof or any sums due and payable by the Tenant to the Landlord under the terms hereof is unpaid for 7 days after the due date (whether the same is formally demanded or not); or

[2] if the Tenant defaults under any other provisions of this Agreement which is not capable of being remedied or if capable of being remedied but is not remedied within 7 days from the date of receipt of a written notice to the Tenant from the Landlord requesting the Tenant's action to remedy the same; or

[3] if the Tenant shall become wound up whether compulsorily or voluntarily; or

[4] if the Tenant enters into any arrangements or compositions with his creditors; or

[5] if the Tenant suffers any executions or

[6] if the Tenant shall permit or suffer to be presented a petition for insolvency or liquidation or winding up,

then the Landlord will be at liberty to enforce at any time thereafter any one or more of the following remedies:-

1. to re-enter upon the Demised Premise and thereupon this tenancy shall absolutely determine and all Deposits paid shall be forfeited to the Landlord; and/or
2. to charge interest at the rate of 10% per annum upon the late payment of any sum(s) due from the Tenant to the Landlord, which interest shall be calculated on a day to day basis from the due date until the date of full and final settlement (before as well as after judgment, if any, is obtained in respect thereof); and/or
3. to cut off all supply of water and electricity to the Demised Premise in the event the Tenant fails to quit within one month from the date of the notice of termination by the Landlord to the Tenant; and/or
4. to use and take any other action the Landlord deems fit to recover all moneys due and owing to the Landlord and the cost and expense (including costs on a Solicitor-Client basis) of all legal notices and all such actions taken, will be borne by the Tenant.

60. The Landlord shall be at liberty to exercise any one of the above remedies at its sole and absolute discretion in any manner it deems fit. Any action taken by the Landlord to exercise any one or more of the above remedies will not prejudice or affect any other remedies, claims and/or rights which the Landlord may have hereunder.

UNILATERAL TERMINATION BY THE TENANT

61. In the event the Tenant terminates or attempts to terminate this Agreement before the expiration of the Term created herein, then in such an event, the Landlord will be entitled forthwith to re-enter upon the Demised Premise and the Landlord will be entitled to forfeit all the Deposits absolutely and all the monies paid by the Tenant here under and in addition thereto, the Tenant will forthwith pay to the Landlord a sum equal to the remainder of the Rent payable for the whole of the unexpired period of the Term granted herein as agreed liquidated damages; but without prejudice to the Landlord's right of action and remedy against the Tenant for additional loss and damage for any of the Tenant's antecedent breach[es] under this Agreement.

DESTRUCTION OF DEMISED PREMISE

62. In the case the Demised Premise shall at any time during the term hereby created be destroyed or damaged by riot, civil commotion, tempest, earthquake, flooding or other unforeseen causes so as to become unfit for occupation and use then the Landlord shall not be bound or compelled to reinstate the same unless it in its sole discretion shall think fit. In the event of the Landlord deciding to reinstate the Demised Premise (provided the moneys payable by any policy of insurance effected by the Landlord shall not have become irrecoverable through any act or default of the Tenant) then the rent hereby reserved or a fair and just proportion of the same according to the nature and extent of damage sustained shall be suspended and cease to be payable until the Demised Premise shall be rendered wholly fit for occupation and use. In the event of the Landlord deciding not to reinstate the Demised Premise then the rent hereby reserved shall cease and the Term hereby created shall determine from the happening of such destruction or damage as aforesaid and the Tenant shall peacefully surrender, vacate, leave and yield up to the Landlord possession of the Demised Premise with no claims whatsoever on the Landlord.

IMPROVEMENTS TO THE DEMISED PREMISE

63. The Landlord will not be liable in any way to repay to the Tenant the costs and expenses incurred by the Tenant on any improvements made by the Tenant on the Demised Premise and the Tenant will not be entitled to claim for any reduction in the rent on account of such costs and expenses incurred by the Tenant.

RENEWAL

64. If the Tenant shall be desirous of renewing the tenancy at the expiration of the Term hereby created and where there is an option to renew, and provided the Tenant observes and performs all its obligations under the term of tenancy up to the date of expiration of the term hereby created, the Tenant must at least 3 months before the date of expiration of the tenancy herein, give notice in writing to the Landlord for a renewal of the tenancy to be delivered by hand to the Landlord PROVIDED ALWAYS that the renewal of the tenancy will be subject to such terms and conditions as may be imposed by the Landlord at the time of the application for a renewal.

65. If a further tenancy of the Demised Premise is not created by an Agreement executed by the Landlord and the Tenant, and if the Tenant shall at the expiry of the Term hereby created remain in possession of the Demised Premise whether with or without the consent of the Landlord, the Tenant shall be deemed to be a monthly tenant thereof. Such monthly tenancy will be determinable by one calendar months' notice in writing by the Landlord but otherwise shall be subject in all respects to the terms and conditions herein contained in this Agreement.

NOTICE OF INTENTION NOT TO RENEW BY THE TENANT

66. In the event that the Tenant does not intend to apply for a renewal of the Tenancy where there is an option to renew the Tenancy herein, the Tenant shall serve by hand on the Landlord a minimum of 3 months' notice of the same, prior to the date of expiration of the term hereby created, and in the absence of such notice the Landlord will be entitled to forfeit the whole of all the Deposits paid under this Agreement.

67. Where the Tenant fails to exercise the right on the option to renew the tenancy within the time prescribed, the Landlord may, without further reference to the Tenant, 3 months prior to the expiration of the term of tenancy herein created, enter into

negotiations with any third party to let out the Demised Premise after the expiration of the tenancy. At the expiry of the tenancy hereby created, the Tenant shall then observe and perform his obligations of yielding and delivering up vacant possession of the Demised Premise to the Landlord as provided in this Agreement.

68. The Landlord will not be liable for any claims, losses, damages and/or expenses whatsoever and howsoever caused to the Tenant which at any time during the term of this Agreement may be caused to or suffered by the Tenant (or its employees, invitees, agents, licensees and/or contractors) on the Demised Premise or any part thereof or to any property, assets, cash, goods, vehicles, articles and/or things, wheresoever placed, deposited, brought into and/or left upon the Demised Premise by the Tenant or by any person; occasioned by or arising from fire, water, water overflow, water leakage, water seepage, burst pipes, storm, tempest, earthquake, floods, theft, burglary, any type of explosion, riots, civil commotion, enemy action, war and/or act of God. The Tenant will ensure that the Tenant has purchased adequate insurance coverage for the compensation of any damages or losses which may at any time during the term of this tenancy be caused to or suffered by the Tenant or the Demised Premise or any part thereof.

69. The Landlord will not be under any liability whatsoever to the Tenant or any other person whomsoever in respect of any damage sustained by the Tenant or such other persons aforesaid owing to water, the overflow of water, water leakages or water seepage from any part of the Demised Premise or for failure of the supply of water and electricity to the Demised Premise.

70. The Landlord will not be liable or in any way responsible to the Tenant, nor shall the Tenant have any claim against the Landlord in respect of any interruption or failure of the supply of Utilities to the Demised Premise hereinbefore mentioned by reason of any repair or replacement or maintenance of any installations or apparatus or damage thereto or destruction thereof by fire, flood, water overflow, water leakage, water seepage, flood, any explosions, storms, earthquake, pandemic, any such other Acts of God or other causes beyond the Landlord's control or by reason of the mechanical or other defect or breakdown or other inclement conditions or shortage of manpower, fuel, material, electricity or water or by reason of labour dispute or Movement Control Orders.

71. The Landlord will not be liable to the Tenant for any loss, damage or injury howsoever caused to any person in the Demised Premise or for any loss and damage howsoever caused by other persons in the Demised Premise or the common area or by building, activity or other operations in the condominium development.

72. In addition and not in derogation of any other exclusion clauses herein contained, except in the event of the willful and intentional default of the Landlord solely, the Landlord will not be liable to the Tenant, its servants, agents, invitees, employees, licensees and/or contractors for any damage, injury or loss which may be caused to or suffered by the Tenant or its servants, agents, invitees, employees, licensees and/or contractors, occasioned by or arising from fire, water, flood, storm, tempest, earthquake, earth movement, landslide, insects, theft, burglary, any explosion, nuclear fallout, plane crash, riot, war, civil commotion, strikes, enemy action, pandemic, Movement Control Orders or by reason of the defective working, stoppage or breakage of or defects in any pipes or cables in or under or passing through or connected with or used for the purpose of the Demised Premise or any part thereof or

occasioned by or arising from water, the overflow of water, water leakage or water seepage from any part or parts of the Demised Premise or occasioned by or arising from the negligence of the Tenant, its servants, agents, invitees, employees, licensees and/or contractors.

WAIVER AND INDULGENCE

73. Any indulgence given by any party herein to the other shall not constitute a waiver of or prejudice the other's rights herein contained.

FORCE MAJEURE

74. Neither party shall be liable for any failure or delay on its part in performing any of its obligations or for any loss or damage caused, charges or expenses incurred or suffered by reason of such failure or delay insofar as such failure or delay shall be occasioned by any cause beyond the control of the party in default including riot, civil commotion, administrative action, rules, regulations, orders, directives or legislation of Government, Movement Control Orders, compulsory acquisition of the Demised Premise or any part thereof, acts of God, enemy action, strikes, riots or any inevitable accident, and in the event of any such cause intervening, this Agreement shall stand suspended until such time as the cause giving rise to such suspension shall no longer prevail.

COSTS

75. All costs in respect of this Agreement (including the Landlord's Solicitor's legal fee scale costs, disbursements and stamp duty) shall be borne solely and absolutely by the Tenant and is payable upon the execution of this Agreement by the Tenant.

SERVICE OF NOTICES

76. Any notice required to be given under this Agreement must be in writing and must be served on the parties hereto by AR Registered letter addressed to the respective parties' addresses stated herein and will be deemed to have been received by the addressee upon actual receipt evidenced by the acknowledged AR Card returned by the postal authority OR if served by hand, personally on the addressee.

SUCCESSORS BOUND

77. This Agreement shall be binding upon the legal representatives, successors-in-title, heirs and permitted assigns of the Landlord and the Tenant.

TIME

78. Time whenever mentioned in this Agreement shall be of the essence of this Agreement.

79. For the purposes of this Agreement, any act, default and/or omission of the agents, employees, servants, licensees and/or contractors of the Tenant shall be deemed to be the acts, defaults and/or omissions of the Tenant.

80. The Schedule hereto shall be taken and read and construed as forming an integral part of this Agreement.

81. Any of the terms, conditions, stipulations, provisions, covenants or undertakings contained herein this Agreement which are illegal, void, prohibited or unenforceable shall be ineffective to the extent of such illegality, voidness, prohibition or unenforceability; without invalidating the remaining valid and enforceable provisions;

and any such illegality, voidness, prohibition and/or unenforceability will not invalidate or render illegal, void, prohibited or unenforceable all or any other of the terms, conditions, stipulations, provisions, covenants or undertakings contained herein.

EXCLUSIVE JURISDICTION OF THE COURTS OF MALAYSIA

82. This Agreement shall be governed by and construed in all respects in accordance with the laws of Malaysia and the parties submit to the exclusive jurisdiction of the Courts in Malaysia in all matters connected with the obligations and liabilities of the parties hereto.

SERVICE OF ORIGINATING PROCESS AND COURT DOCUMENTS

83. The service of any legal demand, notice, writ of summons, originating process, legal process, order, application, Judgment, injunction or any cause paper in respect of any such action or proceedings required to be served, may be effected on the Tenant or the Landlord by serving the same by AR Registered post addressed to the parties' address stated herein or by personally serving the same by hand on the parties at the address stated herein.

COSTS RECOVERABLE

84. In any legal proceedings arising because of the Tenant's failure to comply with the terms of this Agreement, the Landlord will be entitled to recover the costs of the legal notices, cost of legal demands, fees for legal advice sought by the Landlord, cost of legal proceedings, the Landlord's Solicitor's fees, the Landlord's Counsel's fees, the Landlord's Appellate Counsel's fees, disbursements, SST, reimbursements, incidental costs, costs on a Solicitor-client basis and all costs as may be awarded by the Court, from the Tenant on demand.

85. The Tenant expressly agrees that the Tenant will abide to any new laws implemented or to the amendment of the existing laws by the government and authorities which may affect the Demised Premise and/or this Tenancy including but not limited to the payment of any tax. sales tax, supply tax and/or SST.

86. No failure or delay on part of the parties in exercising nor any omission to exercise any right, power, privilege and/or remedy accruing to the parties here under upon any default, breach or omission on the part of the other shall impair any right, power, privilege or remedy or be construed as a waiver thereof or any acquiescence to such default, breach or omission nor shall any action by the parties in respect of any default, breach or omission or any acquiescence to any such default, breach or omission; affect or impair any other right, power, privilege or remedy of the parties, in respect of any other or subsequent default, breach or omission of the other.

MODIFICATION TO BE MUTUALLY AGREED AND IN WRITING

87. The Parties are not entitled to vary, alter and/or modify any of the terms of this Agreement except with the express mutual agreement of the other party in the form of a written document signed by the Landlord and Tenant evidencing their mutual agreement to the variation, alteration or modification of this Agreement.

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THE SCHEDULE
(Which forms an essential part of this Agreement)

SECTION	ITEM	PARTICULARS
1.	Date of this Agreement	16 JUN 2025
2.	Description of the Tenant	Quantum Nexus PLT [Registration No: 202404001791 (LLP0039283-LGN)] S-12-8, Bistari Condominium, Jalan 1/64D, Off Jalan Putra Chow Kit, 50350, Kuala Lumpur W.Persekutuan (KL)
3.	Commencement date of the term of Tenancy under this Agreement	1.7.2025
4.	Commencement date of the Rental under this Agreement	7.7.2025
5.	Description of the Demised Premise	Shoplot Unit GC-1, Ground Floor, The Orion Condominium, 149, Jalan Tun Razak, 50400, Kuala Lumpur Measuring 630 sq feet
6.	Rental at the rate of	RM1,600.00 per month
7.	Deposits :- (a) Security Deposit (2 months Rental at the rate of RM1,600.00 per month) (b) Utility Deposit	 RM3,200.00 RM800.00
8.	Use of the Demised Premise	As an office
9.	Term of Tenancy	Two Years from 1.7.2025 to 30.6.2027
10.	Renewal	One further term of 1 year, at an increased rental rate to be mutually agreed; and strictly subject to the Landlord's receipt of a written application for renewal, delivered by hand at least 3 months before the date of expiration of the term herein.

11.	Special Conditions of this Agreement	1. The monthly rental must be paid in advance on the 7th day of each and every month in advance. Payment of the monthly rental is required to be made via crediting or by an online transfer directly into the Landlord's Maybank Account No 564098206768. All bank charges pertaining to this payment arrangement (if any) are to borne by the Tenant solely. 2. This Agreement supersedes and overrides all previous Agreements, correspondences and representations made by the parties to each other in respect of the tenancy of the Demised Premise. 3. The Tenant is aware and understands that the Solicitors Messrs Lazaroo & Associates act for the Landlord. The Tenant is aware and has been informed that it can seek independent legal advice if it is desirous of doing so, in respect of this Agreement.

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IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day, month and year first above written.

Signed by the Landlord)
Perbadanan Pengurusan)
Orion Kondominium)
[Registration No:)
PTG/WP.20/1/2448])
in the presence of :-)
)

.....
Witness' Name: Sayimah Zakaria
Designation: Building Manager
NRIC No: 700130-06-5036

.....
Authorised Signatory for and on behalf of
the Orion Condominium
Management Corporation
Mohd Nabil Iskandar bin Mansor
[NRIC No:870812-23-5091]

THE ORION CONDOMINIUM MANAGEMENT CORPORATION (PTG/WP.20/1/2448)

Signed by the Tenant)
Quantum Nexus PLT)
[Registration)
No:202404001791)
(LLP0039283-LGN)])
)
In the presence of:)
)
.....)
Witness' Name: NUR SYAFINAZ)
Designation: BUILDING OPERATIONS EXEC
NRIC No: 920303-10-5072

.....
Ee Suen Zheng
[NRIC No:870918-14-5625]
for and on behalf of
Quantum Nexus PLT

QUANTUM NEXUS PLT LLP0039283-LGN